

BOSTON REDEVELOPMENT AUTHORITY

FOURTH AMENDMENT TO THE REPORT AND DECISION
ON APPLICATION FOR APPROVAL OF THE JAMAICAWAY
PROJECT AND CONSENT TO THE FORMATION OF
JAMAICAWAY DEVELOPMENT COMPANY, INC., ADOPTED
BY BOSTON REDEVELOPMENT AUTHORITY ON
FEBRUARY 27, 1963.

Paragraph B-1 of the Report and Decision on the Application for Approval of the Jamaicaway Project, and Consent to the Formation of Jamaicaway Development Company, Inc. adopted by the Authority on February 27, 1963, approved by Mayor John F. Collins on March 8, 1963, amended November 10, 1966, and approved by Mayor Collins on January 6, 1967, is further amended to read as follows:

"A thirty-story (twenty-nine habitable floors) reinforced concrete tower of approximately 9800 square feet per floor, containing 262 dwelling units, a convenience store, a barber shop, a beauty parlor, a dining room and kitchen serving food and beverages, storage space, and other appurtenances."

Paragraph I, entitled "Deviations", is further amended by adding thereto the following sub-paragraph which is entitled "I-10, Dining Room":

"The Authority hereby grants permission for the substitution and operation of a dining room serving food and beverages for the meeting room shown on the approved plans for the second

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floor of the tower building notwithstanding the provisions of
Section 8-7 (37) of the Boston Zoning Code, subject to the
following limitations:

"That the proposed dining room be located within the area
presently shown on the approved plans to be occupied by a
meeting room on the second floor of the building and that the
dining room including the kitchen area shall occupy an area
not exceeding 2300 square feet; that no displays, advertising,
or other means of attracting customers be allowed outside
the tower building, that egress and fire prevention measures
be provided to the extent required by the Building and Fire
Departments."

Table 11-2-67

Resubmitted NOV 16 1967

MEMORANDUM

October 26, 1967

1A

TO: Boston Redevelopment Authority

FROM: Francis X. Cuddy, Development Administrator

SUBJECT: AMENDMENT TO REPORT AND DECISION
APPROVING JAMAICAWAY PROJECT

SUMMARY: This memo requests an amendment to the 121A Report and Decision on the Jamaicaaway Project to grant a deviation from the Boston Zoning Code which will permit the operation of a dining room in the Jamaicaaway Project.

Jamaicaway Development Company, Inc. has requested that the Authority amend the Report and Decision on the Application for Approval of the Jamaicaaway Project and Consent to the Formation of Jamaicaaway Development Company, Inc. adopted by the Authority on February 27, 1963, and approved by the Mayor on March 8, 1963, and grant an additional deviation from the provisions of Section 8-7 (37) of the Boston Zoning Code to permit the substitution of a dining room serving food and beverages for the meeting room on the mezzanine (second) floor of the tower building presently shown on the approved final plans.

A dining room area including the existing kitchen service area will occupy an area of approximately 2300 square feet. The Company indicates that as with the beauty parlor and barber shop previously permitted as deviations by the Authority, no displays or advertising or other means of attracting customers will be allowed outside the tower building.

The dining room will be primarily for the occupants of the project and will be entered solely from the tower building. The operation of the dining room will be of great convenience to the residents of the project, and will generate virtually no vehicular traffic to the premises.

While the project is located in an "R.8" district, it is a multi-family structure of the type permitted in "H" districts wherein the proposed dining room would be allowed as an accessory use under Section 8-7 (78) of the Code. The reason why the proposed use is permitted in the "H" district but not in the "R" district is that the Code did not foresee large apartment buildings in an "R" district, but the Jamaicaaway is a large apartment building within an "R" district.

REDACTED

A deviation to allow this use in the project will not derogate substantially from the intent and purposes of the Zoning Code since the proposed use will not occupy a significant portion of the tower building, result in any exterior change to the building, involve any display or advertising visible from the outside of the building, nor generate any degree of vehicular traffic which cannot be accommodated by off-street parking facilities available on the site. By granting the requested deviation, the Authority will be following the provision of the Code which indicates that ordinary accessory uses should be permitted in buildings with more than 50 dwelling units, and that service facilities of the type proposed are ordinary accessory uses to large apartment buildings.

It is recommended that the attached Amendment to the Report and Decision on Application for Approval of the Jamaicaaway Project and Consent to the Formation of the Jamaicaaway Development Company, Inc. be adopted

Attachment

REDACTED